

MINUTES OF BRADDAN PARISH COMMISSIONERS
held at the Commissioners' Office, Close Corran, Union Mills, Braddan
at 2pm on Thursday 4 February 2021.

In Attendance

Mr A C R Jessopp Chairman
 Miss C Corkill Vice Chairman
 Mr D Dentith
 Mr N Mellon
 Mr J Quaye
 Mr J C Whiteway Clerk
 Miss M J Radcliffe Deputy Clerk and Finance Officer

21/052 Apologies for absence

There were no apologies for absence received.

21/053 Declaration of Interest

Mr Quaye declared an interest in the Item related to waste issues at Middle Park Industrial Estate. The Chairman agreed he could remain in the room to assist the Board in their deliberations, but not vote on any proposal.

21/054 Issue of Summons / Agenda

It was noted that all members had received the Summons/Agenda at least three clear days before the date of the meeting.

21/055 Deferral of Matters on the Agenda to Private

It was **unanimously resolved** to defer both, Item 3 – Tenancy Agreements for Approval and the discussion with Curtins Consulting Ltd, to Private.

21/056 Questions from Members of the Public

The Chairman welcomed Mr Shimmins MHK to the meeting. Discussions were held on the Strang Corner field project, changes in the bus timetables through the village, the impact on parish residents of the pandemic in particular, social housing rent arrears and rates payments.

21/057 Minutes of previous Meeting

The Minutes of the Public Meetings held via internet conferencing of 7, 14, 21 and 28 January 2021 were **unanimously approved** as a correct record of proceedings.

It was also **unanimously resolved** to ratify all decisions of the Board that were made during the above virtual meetings.

21/058 Matters Arising**(i) Local Government Amendment Bill: Minute 21/018**

The Clerk advised that the Department had not been able to organise a presentation but they still hoped for some feedback prior to 15th February 2020.

It was **unanimously resolved** that the document reflected a necessary change to the present legislation and the Department should be advised accordingly.

(ii) Waste Issues: Minute 21/041

The Chairman advised the Board of a situation raised with him by a resident of the Parish whose property overlooks the IDG site at Middle Park.

The Chairman stated that an excessive amount of waste had accumulated over the past few months that was being stacked higher than permitted and there appeared to be insufficient screening to hide the site. He felt it was possible that the site could be being used in breach of both planning and waste licence conditions.

The Clerk advised that he had contacted Planning Enforcement and the Environmental Protection Unit (EPU) who were prepared to share the information they had collected with the Commissioners with the resident's approval.

Mr Quaye explained the problem his company was facing with export licences because of the pandemic and the disposal of the fridges that had accumulated on the site. He stated that he hoped to resolve his companies' problems shortly now that restrictions due to the pandemic lockdown were being lifted.

It was **unanimously resolved** to work closely with both Planning and EPU to try and resolve the issues.

21/059 Matters for Consideration from Section 2

There were no matters to be brought forward from Section 2.

21/060 Chairman's announcement

The Chairman wished to welcome everyone back to the face to face meetings following the Council of Ministers removal of restrictions.

21/061 Environmental Issues

A discussion was held on the effect of the recent very heavy rainfalls that had caused flooding in various places on the island.

It was commented that whilst the Commissioners made their own contribution toward managing these problems the responsibility for the vast majority of the islands infrastructure lay predominantly with the Department of Infrastructure.

21/062 Mullen Doway – Update

The Commissioners had visited the site prior to the meeting.

It was **unanimously resolved** that the Clerk was to confirm with the architect that the revised planning application had been submitted and to ask for further drawings on the proposed vehicle barrier at the top of slope down to the buildings.

21/063 Strang Corner Field – Update

The Clerk informed the Board on the advice he had been given by an estate agent with regard to the potential sale value of the Commissioners' Office and the possible rental income, should they wish to dispose or rent it out, when they move to Strang Corner Field.

It was **unanimously resolved** to note that the Clerk had arranged a meeting with the Dol to discuss converting the office to social housing.

21/064 Lewin – Bankruptcy

It was **unanimously resolved** to note that there had been no further developments on the matter.

Section 1

21/065 Invoices for approval

It was **unanimously resolved** to approve the following invoices in excess of £2k that required the authorisation of the Board:-

Douglas Borough Council – 600119919 - £10,957.68

Douglas Borough Council – 600119921 - £5721.76

Manx Utilities – SPI4411343 - £5545.44

Manx Utilities – U1720911 - £7762.26

D G Wood & Son – V01 - £3871.30

D G Wood & Son – V02 - £3871.30

D G Wood & Son – V03 - £5107.30

21/066 Estimates 2021/2022

It was **unanimously resolved** ratify the decision at the previous virtual meeting held on the 28 January 2021 to set the rate at 224p in the pound.

When comparing the level of rates with other authorities it was noted that a number also added an additional charge for waste disposal which did not therefore reflect the actual cost of the rates. Given that Braddan's waste disposal charges were included in the rates, it was felt to be a good idea to advise residents what portion was spent on waste collection and advise them that considerable savings could be achieved by using the kerbside recycling service which would help to keep the rates lower.

Planning

21/067 Planning Applications

It was **unanimously resolved** to note that there was no objection to the following planning applications:-

- PA20/01471/B - Installation of cladding and external lighting - B C S House, Peel Road, Braddan, Isle Of Man, IM4 4LE
- PA21/00004/B - Alterations and erection of an extension to rear elevation - Fairhaven, Mount Rule, Braddan, Isle Of Man IM4 4HR
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- PA21/00051/B - Installation of a marquee to provide weatherproof storage for plant and machinery - Dol Depot, Litts Site, East Baldwin, Braddan, IM4 5EW

21/068 Planning Approvals

It was **unanimously resolved** to note the following Planning Approvals:-

- PA20/01304/B - Erection of a single storey rear extension to replace existing conservatory - 22 Ballamillaghyn Estate, Mount Rule, Braddan, Isle of Man IM4 4HX
- PA20/01372/B - Removal of existing doorway to East elevation and alteration to existing window to North elevation - 116 Fairways Drive, Mount Murray, Braddan, Isle Of Man IM4 2JL
- PA20/01418/B - Refurbishment works including recovering works to existing roof slates, rendering works, replacing of existing timber fascia and soffit boards with uPVC, alterations to windows and lowering of a section of adjoining boundary stone wall - Ballamona Farmhouse Nobles Hospital Strang, Braddan, Isle Of Man IM4 4RJ

21/069 Section 2

It was **unanimously resolved** to note the following item from Section 2:-

1. Rent Arrears

21/070 Private

Request to extend temporary tenancy

The Commissioners were advised that the tenant discussed at the previous meeting had not met the conditions they had set prior to a temporary tenancy being issued.

It was **unanimously resolved** to reassert the conditions they had set, but if the tenant did not comply then a Notice to Quit should be issued.

21/040 Tenancy Agreements for signing

It was **unanimously resolved** to approve the following Tenancy Agreements for signing:-

- Property 140 & Tenant 551
- Property 054 & Tenant 554
- Property 204 & Tenant 555
- Property 022 & Tenant 556

21/041 Consultant fees

The Chairman welcomed to the meeting Mr Ian Copley and Mr Andy Roberts (via video link) from Curtins Consulting Ltd to the meeting.

A discussion was held on the matter and it was **unanimously resolved** that the Clerk would prepare a report on the history of the situation which was to be brought back to the Board for further consideration.

Mr Copley and Mr Roberts were thanked for their attendance and left the meeting.

21/042 Any Other Business

Cronkbourne Village – Drainage Issues: Mr Dentith asked that the water discharging onto the pavement opposite Cronkbourne Village be investigated.

Traffic Diversion from Quarterbridge via Ballafletcher Road – Mr Mellon suggested that the opportunity to monitor traffic levels on Ballafletcher Road during the traffic diversion on Quarterbridge Road.

Heritage Trail: Mr Quaye requested an update on clearing the ditches on the Heritage Trail and the Clerk advised that a contractor had been arranged.

Coping stones: Union Mills car park & Disabled Space: Mr Quaye requested an update on the Union Mills car park and was advised that a contractor was to remove the coping stones and replace with concrete dome.

21/043 Date of Next Meeting

The date for the next meeting was set for:-

- 18 February 2021

There being no further business, the meeting ended at 4.30pm

Signed 

Date 18/2/21